

APPLICATION OF PROPOSED HIGH DENSITY ORDINANCE
January 10, 2008

PROJECTS	FILTERS				PROJECTS REQUIRING TIA
	(a) This article shall be applicable to any proposed high density development that:		(b) A high density development is one that meets any of the following criteria:		
	(1) Abuts any local or collector street; (3) Is not located within 1400 feet of a transit station.	(2) Is located within a single family residential area; and	(1) A residential development that exceeds a density of 70 dwelling units per acre;; (2) A commercial development that exceeds a floor area ratio of 3, where floor area ratio is calculated by dividing the total gross floor area of structures within the development by the total surface area of the tract on which the development is located; or (3) A combined residential and commercial development that exceeds a floor area ratio of 4	(a) <i>Mobility analysis required for certain high density developments.</i> A mobility analysis shall be required for a high density development to which this article applies that: (1) Is projected to produce 100 or more total net peak hour trips; or (2) Abuts a congested street and is projected to produce 50 or more total net peak hour trips. (b) <i>Calculation of peak hour trips.</i> Peak hour trips shall be calculated by utilizing the city's on-line peak hour trip generation calculator maintained on the department's website.	
1717 Bissonnet 2727 Kirby Alexan at Westheimer Belle Meade Boulevard Place (Hannover) Casa De Modena Cosmopolitan Courtyard on Richmond Four Leaf Towers I and II Gables Memorial Hill Midtown Square Minimimax Apartments Museum Place Orion Place Sunset Medical Clinic The Monaco Condominium Viewpoint Condominium	1717 Bissonnet 2727 Kirby Alexan at Westheimer Belle Meade Casa De Modena Cosmopolitan Courtyard on Richmond Four Leaf Towers I and II Gables Memorial Hill Midtown Square Minimimax Apartments Orion Place Sunset Medical Clinic The Monaco Condominium Viewpoint Condominium	1717 Bissonnet	1717 Bissonnet	1717 Bissonnet	1717 Bissonnet